

ORDINANCE NO. 536 N.S.  
AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
ESTABLISHING CHAPTER 21.22 OF THE ZONING REGULATIONS  
TO CONTAIN THE OFF-STREET PARKING AND LOADING REGULATIONS  
AND REPEALING VARIOUS SECTIONS OF THE ZONING REGULATIONS  
WHICH WILL BE SUPERCEDED BY THE NEW CHAPTER

The City Council of the City of El Paso De Robles,  
California, does hereby ordain as follows:

SECTION I: Chapter 21.22 of the Zoning Regulations is  
established to revise the off-street parking regulations for all  
land uses and shall read as attached in Exhibit "A".

SECTION II: The following sections of the Municipal Code are  
hereby repealed:

1. Section 21.18.020 (D)(2): Parking regulations for the CP  
Zone;
2. Section 21.21.010 (D)(2): Parking regulations for mobile home  
parks;
3. Section 21.21.050: Off-Street Parking regulations;
4. Section 21.21.070 (F): Parking regulations for gasoline  
service stations;
5. Section 21.21.080 (D): Parking regulations for commercial  
storage buildings.

PASSED AND ADOPTED THIS 4th day of August, 1987 by the following  
roll call vote:

AYES: Ovitt, Dolan, Cousins, Russell

NOES: None

ABSENT: None

*Nick Russell*  
MAYOR NICK RUSSELL

ATTEST:

*Jerry Bankston*  
JERRY BANKSTON, CITY CLERK

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2. Asphalt-type surfacing compacted to a minimum thickness of two (2) inches, laid over a base of crushed rock, gravel or similar material compacted to a minimum thickness of four (4) inches. Areas with truck traffic shall have a three (3) inch asphalt-type surfacing over a six (6) inch base.

Such surfacing shall be designed, constructed, and maintained so as to properly dispose of all surface water. In no case shall such drainage be allowed to flow over or across public sidewalks.

#### G. STRIPING AND MARKING

All parking spaces shall be striped in a manner clearly showing the layout of the spaces.

#### H. WHEEL STOPS

Every parking area that is not separated by a fence or wall from any street or alley property line upon which it abuts, shall be provided with a suitable concrete curb barrier not less than six (6) inches in height; such barrier shall not be less than two (2) feet from such street or alley property line and be securely installed and maintained.

#### I. LANDSCAPING

1. In residential zones, including R-0 and R-4, a minimum of ten (10) feet of irrigated landscaping shall be provided adjacent to street front property lines and a minimum of three (3) feet of said landscaping shall be provided adjacent to side property lines.

2. In Commercial and Manufacturing Zones, a minimum of five (5) feet of irrigated landscaping shall be provided adjacent to street front property lines.

3. In addition to perimeter landscaping required elsewhere, where five (5) or more parking spaces are developed a minimum of eight (8) square feet per parking spaces of irrigated landscaping shall be installed within the paved area. Emphasis shall be given to shade tree installation to inhibit heat build-up in parking areas. In parking areas developed for twenty (20) or more cars, the design shall demonstrate a minimum of twenty-five (25) percent shade cover within five years.

4. Design of landscapes for parking areas in all zones except R-1 is subject to ARC approval.

5. All landscaping provided in conjunction with the development of parking facilities service commercial zoned properties shall be surrounded by a continuous six (6) inch

concrete curb. For industrial or manufacturing zoned properties, the extent and location of concrete curbing shall be subject to approval of the ARC.

6. Where physical circumstances warrant minor deviations from design standards, the ARC may recommend such deviations to the full Planning Commission. The Planning Commission, upon demonstration of public interest being served, may permit such deviations.

J. SCREENING

In all zoning districts, whenever off-street parking lots for 6 or more vehicles are to be located adjacent to a residentially-zoned property, whether or not said residentially-zoned property is developed, all sides of the parking lot to the rear of the front and street side yard setbacks for the adjacent residential district shall be enclosed with decorative masonry wall having a height of not less than 5 nor more than 6 feet in height, as measured from the highest adjacent grade. Decorative masonry shall be defined as slumpstone, split-face block, or stucco coated standard masonry block.

K. SIGNS

Where required for public safety, appropriate exit, entrance and directional signs shall be erected in a manner prescribed by the City Engineer.

21.22-070. PARKING LOT PERMITS REQUIRED

A. No new parking lot for more than 5 vehicles shall be constructed or paved without prior approval of a parking lot permit by the City Planner, and no fee shall be charged for said permit. A separate parking lot permit shall not be required if the off-street parking area is being constructed or paved in conjunction with a building permit issued for the site.

B. Prior to issuance of a parking lot permit, the following must be submitted and approved as indicated:

1. A plot plan showing the layout of parking facilities including required landscaping, walls, driveways and other features, drawn to scale with full dimensions, shall be approved as follows:
  - a. Parking facilities for development applications which require Architectural Review Committee (ARC) approval shall be approved by the ARC.
  - b. If ARC approval is not required for a development

application or change of occupancy or expansion of an existing parking lot, the plot plan shall be approved by the City Planner whose decision may be appealed to the ARC via filing of an application and fee for Architectural Review.

2. A drainage and grading plan, prepared to specifications of and to be approved by the City Engineer.

21.22-980. SETBACKS AND USABLE AREAS - Parking areas shall be located on a lot only where main or accessory buildings are permitted excluding land within the rights-of-way of a proposed street or highway, or within the planned ultimate right-of-way width of a street or highway. All ramps, structures, parking or loading facilities shall be designed and constructed to meet ultimate highway, street and alley construction.

21.22-090. LOCATION OF PARKING FACILITIES - Off-street parking facilities shall be located on the lot on which the principle land use is located unless such spaces cannot reasonably be located on said lot. In such a case, parking spaces may be located on any land within 300 feet of the property with the principle land use provided that the following conditions are met:

A. A written agreement between the owner of the property with the parking spaces and the principle land user assuring the retention of the parking spaces for the principle use shall be properly drawn and executed by the parties concerned, approved as to form by the City Attorney and shall be recorded in the office of the County Recorder and copies filed with the City prior to issuance of a building permit or Certificate of Occupancy for the principle use. The term of such an agreement shall be a minimum of fifteen (15) years.

B. The principle use shall be permitted to continue only as long as its parking requirements are met.

21.22-100. COMPUTING PARKING FOR MIXED OCCUPANCIES IN A BUILDING In the case of mixed uses in a building or on a lot, the total required number of off-street parking spaces shall be the sum of the requirements for the various uses.

21.22-110. COMMON FACILITIES - Common parking facilities serving more than one use may be provided in lieu of individual requirements, but such facilities shall be approved by the City Planner, as to size, shape and relationship to business sites to be served. The total of such off-street parking spaces shall not be less than the number required for the various uses.

21.22-120. COMPUTATION OF REQUIRED PARKING SPACES

A. CONSIDERATION OF FRACTIONAL REMAINDERS:

Where calculation of the number of spaces required results in a fractional number, any fraction equaling one-half (1/2) or more shall be rounded to the next higher whole number.

B. PARKING IN BUILDINGS:

Where required parking computations are based on floor area, floor space devoted to parking within the building shall not be included in this computation.

C. DRIVE-IN OR DRIVE-THROUGH LANES:

Areas normally used for drive-in customer service such as drive-in windows and as pump service areas shall not be counted as required parking spaces.

D. SPACES FOR HANDICAPPED:

Handicapped spaces shall be provided as required by State Statute.

21.22-130. JOINT USE PARKING - The Planning Commission may authorize the joint use of parking facilities by the following type of uses under the following conditions:

A. Up to sixty-six (66) percent of the parking facilities used primarily for a daytime use may be provided by the parking facilities used primarily for a nighttime and/or Sunday use. The reverse is also true: up to sixty-six (66) percent of the parking facilities used primarily for a nighttime and/or Sunday use may be provided by the parking facilities used primarily for a daytime use.

B. Up to eighty (80) percent of the parking facilities required by this Part for a church or for an auditorium incidental to an educational institution may be supplied by parking facilities used primarily for daytime use.

C. CONDITIONS REQUIRED FOR JOINT USE:

1. The applicant shall show that there is no substantial conflict in the principle operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.
2. Parties concerned in the joint use of off-street parking facilities shall show legal agreement for such joint use. the agreement, when approved as conforming to the provisions of this Part, shall be recorded in the

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2. FACILITIES

... shall be kept clean and free of dust, mud  
... shall be used only for the purpose of  
... landscaping is provided within or along  
... adequate irrigation and maintenance shall be  
... improvements required by this Part shall be adequately

REDUCTIONS OF REQUIREMENTS WITHIN PARKING DISTRICTS

21.22-150. A. Waiver of Parking in Parking Districts: Parking required in any C-1, C-2 or C-3 district may be reduced below the stated requirements in C-3 district or district which is included within a public parking district. When such district for financing off-street parking facilities, the ordinance shall specify the manner in which parking requirements may be reduced.  
B. When a parking district is formed, parking may be reduced; provided that for each parking space not provided, pursuant to this section, an in-lieu fee shall be charged in accordance with Municipal Code provisions.

LIMITATIONS

21.22-160. A. Tandem parking: Tandem parking shall only be permitted upon approval of a plot plan by the Planning Commission and then only for use by employee parking spaces.  
B. Parking charge: The parking of motor vehicles shall be without monetary charge permitted by this Part. is required in conjunction with uses prohibited:  
C. "Storage" of Vehicles prohibited: The parking facilities required by this Part shall be only for the temporary parking of vehicles used in conjunction with the uses they serve. This section does not apply where vehicle storage is permissible as a primary or accessory land use.

21.22-170. OFF-STREET LOADING REQUIREMENTS

Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary, or any other use similarly involving the receipt or distribution by vehicles of space in accordance with the following requirements:

A. Within any commercial zoning district, one loading space for each 10,000 square feet of gross floor area;

B. Within any industrial zoning district, one loading space for each 15,000 square feet of gross floor area;

C. For the purpose of this section, an off-street loading space, exclusive of adequate access drives and maneuvering space, shall have minimum dimensions of twelve feet by forty feet and an overhead clearance of fourteen feet in height above the alley or street grade.

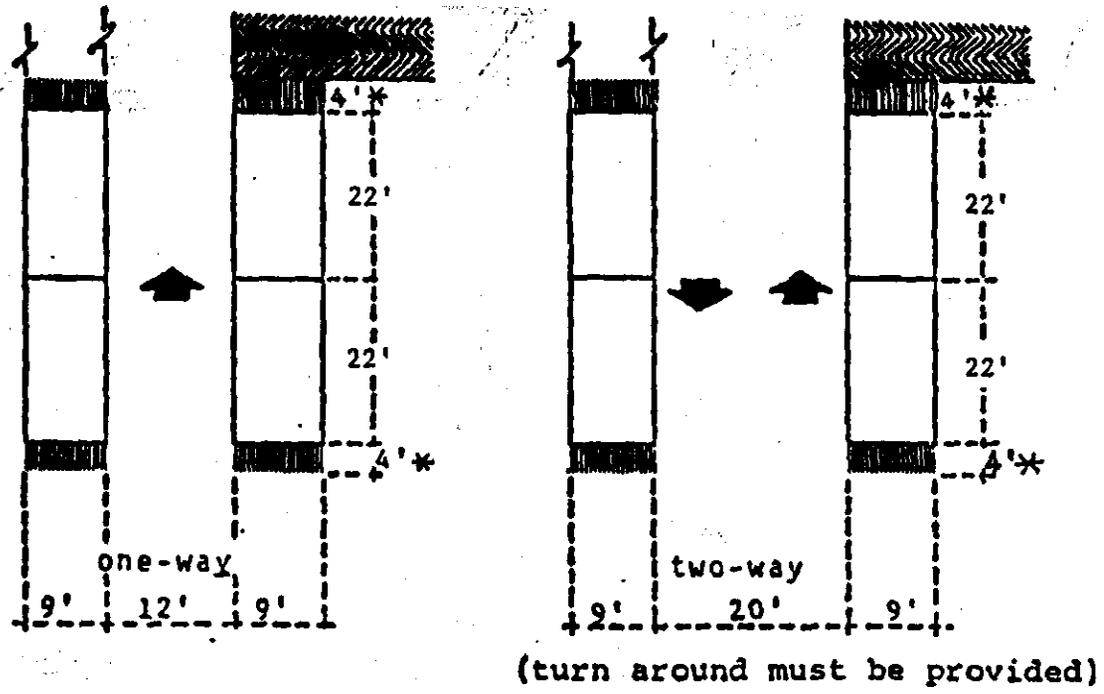
D. Special Provisions:

1. For Commercial Storage Buildings as defined by Section 21.21.080, off-street loading spaces shall be designed in a manner to permit one loading space of at least fifteen (15) feet by forty (40) feet for every four rental units. The spaces shall be located adjacent to the storage units served and shall not impede the flow of internal traffic on the lot and shall be in addition to the interior driveway.

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FIGURE 21.22 - 1

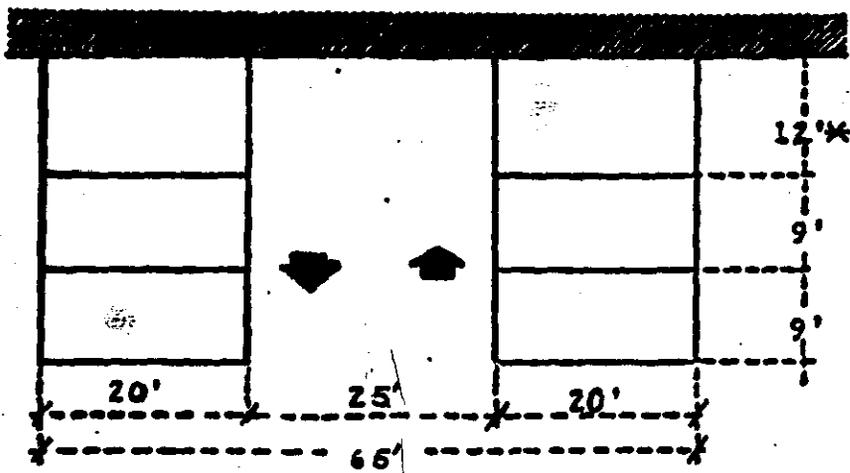
PARALLEL PARKING DESIGN



\* Add 4 feet to end spaces which abut a building, fence or other obstruction.

FIGURE 21.22 - 2

90 DEGREE PARKING DESIGN

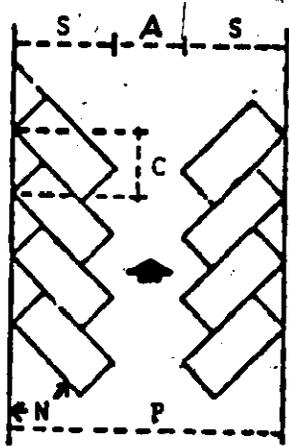


\* Add 3 feet to end spaces which abut a building, fence or other obstruction.

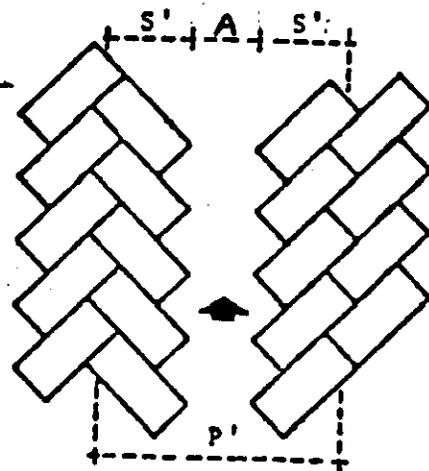
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FIGURE 21.22 - 3  
PARKING LOT STANDARDS CHART

N	P	S	A	C	P'	S'
Parking Angle	Width of Parking Section	Depth of Stall	Width of Aisle	Curb Length Per Car	Width of Parking Section	Depth of Stall
Degrees	Lin. Ft.	Lin. Ft.	Lin. Ft.	Lin. Ft.	Lin. Ft.	Lin. Ft.
0	30'	9'	12'	22'	30'	9'
30	47' 8"	17' 10"	12'	18' 2"	42' 2"	15' 1"
45	55'	20' 6"	14'	12' 9"	48' 8"	17' 4"
60	61' 8"	21' 10"	18'	10' 5"	57' 2"	19' 7"
90	65'	20'	25'	9'	65'	20'



Parallel, Angle and Right Angle Parking



Overlapped and Herringbone

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E\_X\_H\_I\_B\_I\_T\_\_APROPOSED MUNICIPAL CODE CHAPTER  
21.22OFF-STREET PARKING AND LOADING REGULATIONS

21.22.010 PURPOSE - The purpose of the off-street parking regulations are to alleviate and prevent congestion of the public streets and so promote the safety and welfare of the public by establishing minimum off-street parking requirements for every land use permitted by this Code.

21.22.020 APPLICATION

A. PARKING FACILITIES REQUIRED FOR NEW USES - Off-street parking and loading facilities shall be provided for any new building, structure, or land use established after the effective date of this code or any subsequent amendments to this code. Such off-street parking and loading facilities shall be designed and constructed in accordance with this code.

B. PARKING FACILITIES REQUIRED FOR MORE INTENSIVE USE - When the intensity of use of any building, structure or premises is increased through the addition of dwelling units, floor area, seating capacity or other units of measurement specified in this code section, the additional required parking and loading facilities for such increase shall be provided. In addition, the required parking and loading facilities existing cannot be reduced unless substitute spaces are provided in accordance with this Part.

C. ADDITIONAL PARKING FACILITIES - Nothing in this code shall prevent the voluntary establishment of off-street parking facilities in excess of those required, provided that all regulations governing the location, design and operation of such facilities are adhered to.

21.22.030 DEFINITIONS:

A. "Downtown Parking Assessment District" shall refer to the boundaries of said district in effect on July 1, 1987.

B. "Freestanding" shall refer to one land use or combination of land uses, subject to a single business licence, on one parcel of land. Except as specifically noted, all off-street parking standards apply to "freestanding" land uses.

C. "Multi-tenant" shall refer to multiple land uses (subject to multiple business licenses) on one parcel of land.

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D. "Spaces" shall refer to off-street parking spaces, open or enclosed, developed in accordance with the provisions of this code section.

E. "Seats, fixed" shall be defined as two (2) lineal feet of pews, benches or other stationary seating.

21.22.040 PARKING SPACE REQUIREMENTS - The minimum number of required spaces shall be determined by the following criteria.

A. RESIDENTIAL LAND USES:

1. Single-family dwellings, including condominiums: a two car garage or carport, per dwelling unit;
2. Two-family dwellings: two parking spaces per dwelling unit;
3. Multi-family dwellings:
  - a. One and one-half spaces for each one-bedroom unit;
  - b. Two spaces for each two-bedroom unit;
  - c. Two and one-half spaces for each unit with three or more bedrooms.
  - d. Visitor Parking Spaces: For all multi-family dwellings with more than five dwelling units per lot, one (1) visitor parking space shall be provided for each five dwelling units, provided that no more than 50 percent of the required resident parking spaces are in garages. If greater than 50 percent of the required resident parking spaces are in garages, the Planning Commission may require additional visitor parking spaces.
4. Mobile Home Parks:
  - a. Two spaces on each mobile home site shall be provided. Such spaces may be in tandem with a dimension of ten feet by forty feet.
  - b. Guest parking shall be on the basis of one parking space for each five mobile home pads. Such spaces shall be distributed throughout the park in a reasonable manner.
  - c. One parking space is required for each two hundred fifty square feet of gross floor space in the recreational, laundry, or community building.
5. Elderly Housing: In elderly housing (either federally assisted or private market housing subject to enforceable deed restrictions as to occupancy): One parking space per each dwelling unit, with fifty percent of the required parking to be improved in accordance with the standards set forth under this

code and the remaining area to be landscaped or used for recreational purposes. Upon finding that the improved off-street parking area is insufficient, the Planning Commission may require that part or all of the unimproved off-street parking improved to provide additional off-street parking to City standards.

6. Caretaker's quarters: Two spaces per dwelling

B. MOTELS AND HOTELS:

1. Motels and hotels without kitchen facilities: one space for each rental unit and one space for each employee.

2. Motels and hotels with kitchen facilities: one and one half spaces for each rental unit and one space for each employee.

3. Motels and hotels within the Downtown Parking Assessment District: one space for each employee and one space for each rental unit.

C. EDUCATIONAL AND INSTITUTIONAL:

1. Assembly areas, including conference rooms, without fixed seating: one space per 100 square feet of net floor area.

2. Churches: one parking space for each four fixed seats in the principal place of assembly.

3. Hospitals: one parking space for each employee and one additional space for each four patient beds;

4. Residential Care Facilities for the Elderly: one parking space for each employee and one additional parking space for each room.

5. Schools: one space for each staff member and employee; in the case of secondary schools, one additional parking space for each eight students in grades nine through twelve shall be provided;

D. COMMERCIAL-RECREATIONAL:

1. Amusement parks, fairgrounds: One space per 500 square feet outdoor use area.

2. Pool Halls, Bowling Alleys, and similar recreational facilities: one parking space for each two hundred square feet of net floor space;

3. Stadiums: one parking space for each six spectator seats;
4. Theaters: one space for every five (5) seats.

E. COMMERCIAL AND SERVICE USES:

1. Ambulance services: Three spaces per emergency vehicle
2. Animal Hospitals and Boarding: One space per 300 square feet of gross floor area.
3. Auto Sales and Garages: four spaces for each maintenance stall;
4. Automobile service businesses: Three spaces per service bay.
5. Barber Shops and Beauty Salons: one space per 125 square feet of gross floor area (exception: within the Downtown Parking Assessment District, two spaces for each station).
6. Bus stations: One space per 300 square feet of office/waiting room plus one space per 1000 square feet warehouse/garage area.
7. Carwash - mechanical: one space per each employee on the largest shift plus fifty square feet of parking space (need not be striped) for each auto the facility is capable of washing in one hour of constant operation.
8. Carwash - self service: Two spaces per washing area or unit
9. Funeral Homes: one parking space for each fifty square feet of net floor area;
10. Furniture and Large Appliance Sales: one space per 500 square feet of gross floor area;
11. Laundromats: one space per 200 square feet of gross floor area (exception: within the Downtown Parking Assessment District, one space for each 3 washers)
12. Mini-marts and liquor stores: one space per 225 square feet of gross floor area
13. Multi-Tenant Commercial Centers (including but not limited to sit-down restaurants, laundromats, medical/dental offices, banks, barber shops and beauty salons, mini-marts, and liquor stores: one space per 250 square feet of gross floor area unless the Planning Commission finds that a proposed land use will

create a disproportionate demand for off-street parking spaces; in such cases the Planning Commission may determine that the land use is of similar class and nature to land uses requiring additional spaces and require same to be provided.

14. Nurseries (plant): one space per 500 square feet of gross floor area used for sales, office and small materials storage and one space per 2,000 square feet of outdoor storage or indoor storage of large materials;

15. Restaurants (drive through): one space per 100 square feet of gross floor area;

16. Restaurants (sit-down), Nightclubs and Similar Establishments: one space per 150 square feet of gross floor area (exception: within the Downtown Parking Assessment District, one parking space for every two employees and one additional space for each 100 square feet of serving area);

17. Retail and Service Establishments: one space per 250 square feet of gross floor area (exception: within the Downtown Parking Assessment District, one space for each company vehicle plus one space per 300 square feet of net floor space)

18. Service Stations:

(a) Self-Service, with no accessory uses: two spaces

(b) Full-Service: three spaces per service bay.

#### F. ADMINISTRATIVE AND PROFESSIONAL:

1. Clinics: one space for 200 square feet of gross floor area (exception: within the Downtown Parking Assessment District, one space for each 300 square feet of floor area and one space for each two staff members)

2. Medical/Dental offices, Banks/Savings and Loans and similar institutions: one space per 200 square feet of gross floor area. Where physical circumstances warrant minor deviations from off-street parking standards for the conversion of homes to offices in the R-3-0 Zone, the Architectural Review Committee (ARC) may recommend such deviations to the full Planning Commission. Upon demonstration of the public interest, the Commission may permit such deviations.

3. Offices, not including medical/dental offices, Clinics, Banks/Savings and Loans and similar institutions: one space per 250 square feet of gross floor area. Exceptions:

a. In the R-3-0 zone, where physical circumstances warrant minor deviations from off-street parking standards for conversion of homes to offices, the ARC may recommend such deviations to the full Planning Commission. Upon demonstration of the public interest, the Commission may permit such deviations.

b. within the Downtown Parking Assessment District, one space for each 200 square feet of net floor area.

#### G. INDUSTRIAL, MANUFACTURING, AND STORAGE:

1. Manufacturing industries: one parking space for each 500 square feet of gross floor area used for manufacturing and one parking space for each 1,000 square feet of gross floor area, within a building, used for storage;

2. Wholesale and Storage: one parking space for each 1,000 square feet of gross floor area within a building;

3. Mini-Warehouses: one space for each five rental units.

21.22.050 PARKING REQUIREMENTS FOR USES NOT SPECIFIED - The requirement for a use not specifically mentioned will be the same as for a use specified which has similar traffic generating characteristics. The Planning Commission will determine what constitutes a similar use.

#### 21.22.060 DEVELOPMENT STANDARDS

##### A. SIZE OF PARKING SPACES

###### 1. Residential Zones:

All parking spaces required for residential use shall be at least ten (10) feet in width, nor less than twenty (20) feet in depth. The width of each required enclosed parking space may be reduced in order to accommodate columns and end walls where necessary; provided that no such parking space shall have a width of less than nine (9) feet six (6) inches.

###### 2. All Other Zones:

The minimum size of a parking space (whether or not required) shall be a width of nine (9) feet and a length of twenty (20) feet with no obstructions in this area allowed. Exceptions:

- a. In C, M and PM zones, compact parking spaces measuring at least eight (8) feet in width and

seventeen (17) feet in length may be provided in lieu of up to 25 percent of the total spaces required, located in a manner subject to approval of the Planning Commission.

- b. For both conventional and compact parking spaces, a maximum of two (2) feet of the required depth of the space may overhang landscaping or on-site walkways. Such overhang may be provided only over walkway and landscaping that are in excess of minimum code requirements.
- c. Each parallel off-street parking space shall have a length of twenty-two (22) feet as shown on Figure 21.22-1.

#### B. PARKING LOT DESIGN

1. Parking spaces shall be arranged and back-up aisles shall be provided as shown on Figures 21.22-1, 21.22-2 and 21.22-3.
2. Parking spaces shall not have front to back or side to side grades less than one percent or which exceed 5 percent slope. A maximum of 3 percent is encouraged.
3. Minimum aisle widths shall be provided in relationship to the angle of the parking spaces they serve, in accord with Figures 21.22-1, 2, and 3.
4. Parking areas and driveways serving five (5) or more dwelling units, and serving any commercial or industrial use shall be arranged to permit traffic to move in and out of parking areas, driveways, and ramps without the backing of any vehicle onto a street or highway.
5. One-way driveways, ramps and aisles shall have directional markings to indicate one-way circulation.
6. Parking areas, driveways, maneuvering aisles, ramps and turn-around areas shall be kept free of obstructions at all times.

#### C. ACCESS DRIVEWAYS

1. Driveways serving parking areas shall have the following widths:
  - a. Single-family and two-family dwellings on a

single lot: one driveway to be a minimum of 16 feet unless the Fire Chief determines that additional width and turnaround facilities are necessary because of the distance of such dwellings from a street.

- b. Multiple family, Commercial and Industrial parking areas: two-way drives shall be a minimum of 24 feet in width. One-way drives shall be a minimum of 16 feet in width unless the Fire Chief determines that additional width and turnaround facilities are necessary because of the distance of structures, buildings, and/or storage areas from the street. One-way drives must have separate drive approaches into streets for ingress and egress.
- c. Garage door openings serving a single parking space shall be at least eight (8) feet in width.

2. Common driveways shall be allowed when proper easements or agreements have been executed and filed with the City. The driveway shall not be more than 500 feet from the street or alley to the parking area served.

#### D. ENTRANCE AND EXITS

The location and design of all street or alley entrances and exits to off-street parking facilities shall be subject to the approval of the City Engineer.

#### E. VERTICAL CLEARANCE

1. Off-street Parking Facilities: spaces, driveway, maneuvering aisles, turnaround areas and ramps shall have a vertical clearance of at least seven (7) feet for their entire required area.

2. All R-2, R-3, R-4, Commercial and Industrial zones shall provide a minimum vertical clearance of fourteen (14) feet for the full required width of all required driveways.

#### F. SURFACING

All parking spaces; maneuvering areas, turnaround areas and driveways used for access shall be paved with:

1. Concrete surfacing to a minimum thickness of three and one-half (3-1/2) inches on a four (4) inch approved base material with Number 10 (6 inch by 6 inch) wire mesh; expansion joints shall be included as necessary.